

# HARD CORNER DEVELOPMENT WITH 7-ELEVEN

3255 W Stetson Ave Hemet, CA 92545

## LOCATION DESCRIPTION

Signalized corner development with 7-Eleven & Super Star Car Wash at a high traffic intersection in Hemet, just 1.3 miles south of Hwy 79. A high identity location in a growing trade area, nearly 40,000 new housing units are being processed which will add a projected 120,000 additional people to the trade area. The subject site sits across the street from a Walmart Supercenter with estimated sales of \$100 million a year. There is a 35,000 SF pad remaining, a prime location for a drive thru pad opportunity.

## PROPERTY HIGHLIGHTS

- 35,000 SF pad available for Ground Lease / BTS / Reverse BTS
- Busy corner with great visibility (62,000 CPD at the intersection)
- Flexible site plan options / approved for Drive Thru
- Full ingress / egress access off W Stetson Ave
- Monument signage



## NEIGHBORING COTENANTS

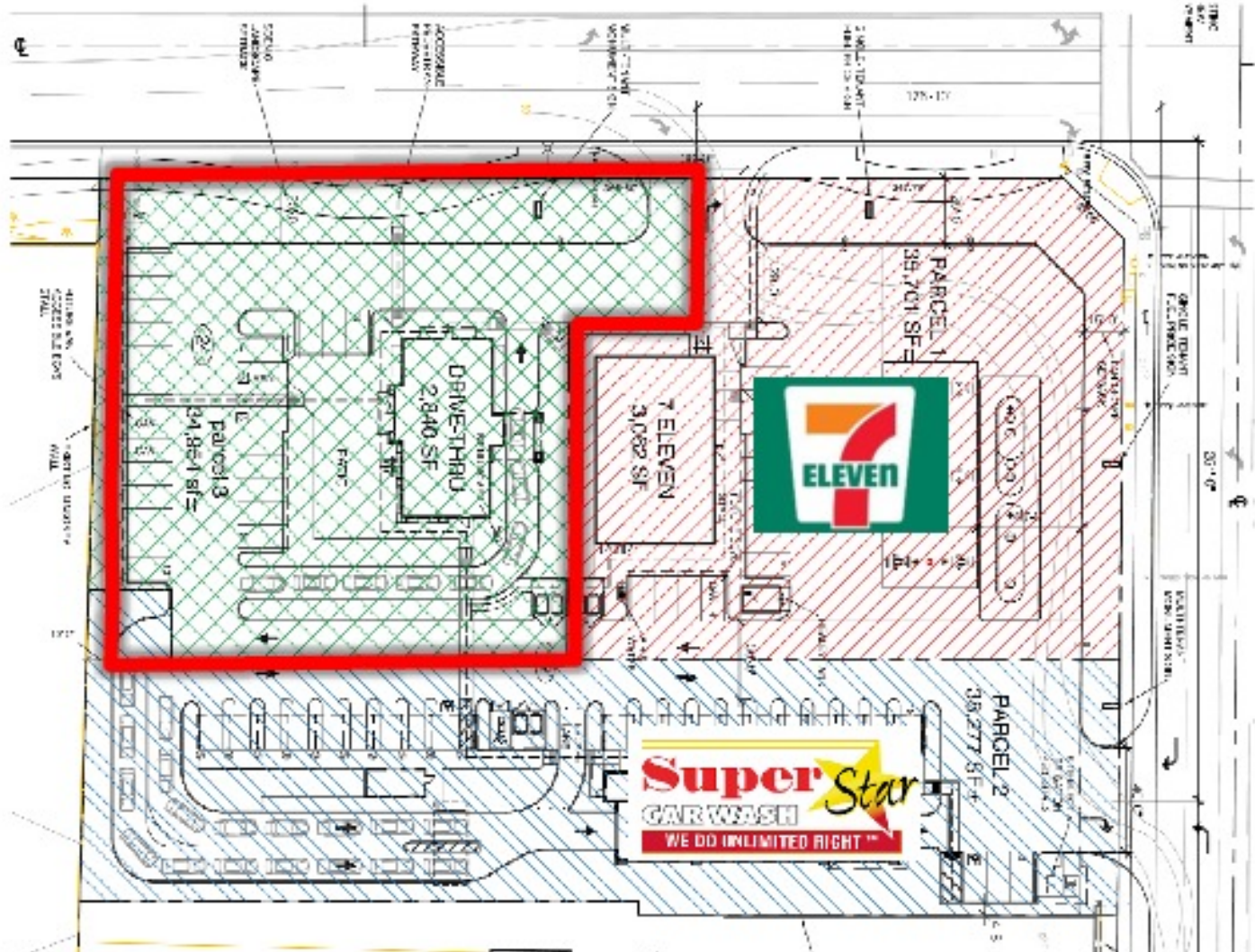


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# HARD CORNER DEVELOPMENT WITH 7-ELEVEN

3255 W Stetson Ave Hemet, CA 92545

**Sanderson Ave**



**Stetson Ave**

*The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.*

# HARD CORNER DEVELOPMENT WITH 7-ELEVEN

3255 W Stetson Ave Hemet, CA 92545



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# HARD CORNER DEVELOPMENT WITH 7-ELEVEN

3255 W Stetson Ave Hemet, CA 92545



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# HARD CORNER DEVELOPMENT WITH 7-ELEVEN

3255 W Stetson Ave Hemet, CA 92545



## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	13,532	67,710	140,337
Median Age	39.0	42.2	37.1



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$72,233	\$47,725	\$51,996
Average	\$86,906	\$67,480	\$72,588



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	223	1,560	3,137
Employees	2,590	14,599	27,052
Daytime Population	10,967	59,045	115,873



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	27.76%	22.15%	22.58%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	49.4%	46.1%	46.7%
Services	19.3%	22.1%	21.6%
Blue Collar	31.3%	31.9%	31.7%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,416	25,564	47,031
Median Home Value	\$326,693	\$215,276	\$273,995

\* 2020 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.